



Fort Myers Beach Community Development Permitting Procedures for Commercial Projects New Construction and Addition

Plans that are prepared by a Florida registered architect or engineer shall be prepared in compliance with required wind loads and must contain a statement on the plan that the building/structure has been designed according to the Florida Building Code. The following information related to wind loads shall be shown on the construction drawings:

1. Basic wind speed, mph, (m/s).
2. Wind importance factor (I) and building category.
3. Wind exposure - if more than one wind exposure is used, the wind exposure and applicable wind direction shall be indicated.
4. The applicable internal pressure coefficient.
5. Components and Cladding. The design wind pressures in terms of psf (kN/m²), is to be used for the design of exterior component and cladding materials not specifically designed by the registered design professional.

If the construction is located in a coastal area specific to the limitations under The Lee County Land Development Code, Chapter 14, Article II, Division 2, Sea Turtles; also Chapter 6, Article III Coastal Construction Code, and Article IV Flood Hazard Reduction, the architect or engineer shall provide a statement of compliance with those applicable code sections.

If plans are intended to be mastered, the engineer or architect shall indicate by a sealed letter or statement on the plans that he approves of the repetitive use of the plans for permitting or, if a case by case approval (by letter from the architect or engineer) specific to each application is required for permitting.

Commercial new construction and additions over 2500 square feet require four (4) sets of the following:

- A. Site plans to identify location of building.
- B. 2004 Energy Calculations (revised) signed and sealed by Florida registered architect or engineer.
- C. Signed and sealed construction drawings.
- D. Manufacturers cut sheets for impact resistant windows, doors, garage doors and/or overhead doors and shutters, including installation & design standards, any testing or compliance information available. **IF MASTERED, PROVIDE THE LEE COUNTY MASTER #, ALONG WITH THE WINDOW/ DOOR SCHEDULE OR SHUTTER MASTER #**
- E. When applicable (out of a Fire District, requirement for Type of construction, or provision of a Development Order) note compliance with N.F.P.A.13D for fire sprinklers. Plans must show compliance with State of Florida Administrative Code 61G15-32 F. If structure is a Modular Building four (4) sets of Department of Community Affairs approved plans and a valid approval letter. Four (4) sets of signed and sealed foundation plans. Four (4) sets of construction details for the handicap ramp and or stairs.

If project deals with food, your project must be approved by Dept. of Business & Professional Regulations for Hotels and Restaurants. A final health inspection is required prior to Certificate of Occupancy. Our plans for construction do not require any approvals from their division.

Impact fees are figured by the Impact Coordinator prior to issuance.

Additional permits could be required for gas, fire alarms, monitors, sprinkler systems, refrigeration, hoods, suppression, underground tanks and others.

Copy of vegetation permit is required before building permit issuance (if required by Development Review.)

ADDITIONS UNDER 2500 SQ. FT.

AND INTERIOR REMODELING

1. Interior Remodel/Change of Use requires one (1) site plan with parking layout and four (4) floor plans. Exterior remodels require four (4) site plans with parking layout. Additions require four (4) site plans with parking layout and four (4) floor plans.

2. Four (4) sets of construction plans (interior remodels not necessary to be sealed unless architecturally designed, structural work is being done, or job value exceeds \$75,000). All additions require an architect/engineer seal.

3. Information needed is the same as number 2 thru 8 for new construction.

4. If work to be performed is under \$2500.00 a letter from owner of property (not the tenant) giving permission for work to be performed is required at time of issuance of permit.

5. Plan review fees for interior remodeling are also based on square footage.